



M.O.E. Policy Manual

POLICY TITLE	GUIDELINES FOR COMPATIBILITY BETWEEN SEWAGE TREATMENT FACILITIES AND SENSITIVE LAND USES	NO 07-05-01
<p><u>Legislative Authority</u></p> <p>the Ontario Water Resources Act, Sections 7(d) & 24 the Planning Act, Sections 14, 30(3), & 36</p>		
<p><u>Statement of Principles</u></p> <p>This policy is intended to minimize the effect of odours emanating from municipal and private sewage treatment plants and lagoons on sensitive adjacent land uses. The policy is an application of the Ministry's Land Use Compatibility Policy No. 07-03.</p> <p>The separation distances specified in the policy are intended to mitigate the effects of offensive odours which may occur during normal daily operations or when facilities have <u>minor</u> overloads or upsets created by abnormal conditions or wastes. Since odour usually extends further than other environmental impacts associated with sewage treatment facilities, the separation distances will ensure adequate attenuation of any other environmental concerns.</p> <p>1. <u>Scope of Policy</u></p> <p>The policy is applicable to waste stabilization ponds and sewage treatment plants. Plants are categorized into two classes: those with a design capacity equal to or less than 25,000 cubic metres of sewage per day (m³/d) and those with a capacity greater than 25,000 m³/d.</p>		
<p><u>Point of Contact</u> Director, Approvals Branch</p>		
<p><u>Effective Date</u></p> <p>September 7, 1983</p>		

The policy is not appropriate for dealing with the effects of major overloads or plant breakdowns on residential and other sensitive land uses.

2. Application

These guidelines apply to all Certificate of Approval applications under the Ontario Water Resources Act, Section 24, for new and expanding municipal and private sewage treatment facilities. The guidelines also apply to the advice that MOE provides to the Ministry of Municipal Affairs and Housing under the Planning Act. This relates to all development or redevelopment applications for residential or other odour-sensitive land uses adjacent to sewage treatment facilities.

3. Separation Distances

3.1 Residential Land Use

Where practical, residential uses should not be placed adjacent to treatment facilities.

3.2 Acquisition of Buffer Areas

When new facilities or major enlargements are proposed, an adequate buffer area should be acquired as part of a project in order to avoid imposing constraints on surrounding land use. Separation distances will be measured from the proposed odour-producing source to the facility lot line in this case.

Exceptions may be made when the future non-residential use of the adjacent lands is assured through such means as official plan designation and zoning, restrictive covenants in favour of the authority operating the plant or ownership by a co-operating public authority.

3.3 Alternatives to
Buffer Area
Acquisition

In the case where an adequate buffer area has not been purchased, the objective is to provide an optimum level of protection between sewage treatment facilities and residential structures. Reference may be made to the Land Use Plan Review Handbook, Chapter III-6 for guidelines on the measurement of separation distances.

When a buffer area cannot be provided for a sewage treatment plant, consideration should be given to covering sections of the plant and treating collected gases. A combination of distance, covering and treatment may, in some cases, be required.

3.4 Sewage Treatment
Plants

3.4.1 Capacity Equal to
or Less Than 25,000
m³/d

The recommended separation distance is 150 metres. The minimum separation distance is 100 metres.

3.4.2 Capacity Greater
Than 25,000 m³/d

These plants will be dealt with on an individual basis and separation distance of greater than 150 metres may be required.

3.5 Waste Stabilization
Ponds

The desirable separation distance varies from 100 to 400 metres depending on the type of pond and characteristics of the waste.

4. Comments on Residential Applications

In most cases, the Ministry of the Environment will concur with residential developments near sewage treatment facilities that have no history of objectionable odours, if the above guidelines are being met. If a facility does have a history of objectionable odours, a larger buffer zone may be required, at least until further abatement work has remedied the problem. Should any of the above conditions not be satisfied, the Ministry may advise against the proposed development.

Warnings may be applied to land titles or other legal documents relating to residential uses, which warn prospective buyers about the occasional nuisance effects of a nearby sewage treatment facility (see the Land Use Plan Review Handbook Chapter II-4, Warnings Concerning Environmental Matters).